



3   2   2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
Year ending March 2017: \$1,277,500

## Comparable Properties



**34 Lincoln Rd ESSENDON 3040 (REI)**

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**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 27/04/2017  
**Rooms:** -  
**Property Type:** House (Res)

**Agent Comments**

Weatherboard with modern updates in areas similar to that of 115 Eglinton St. Eglinton superior in terms of location, bathroom and car accommodation.



**44 Walter St ASCOT VALE 3032 (REI)**

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**Price:** \$1,381,500  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 416 sqm

**Agent Comments**

Both weatherboard homes on very similar land portions. Similar in terms of overall accommodation (bed, bath, car). Eglinton St in superior location.



**13 Victory Pde ASCOT VALE 3032 (REI)**

3   2   2

**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)

**Agent Comments**

Similar in terms of overall accommodation. Both weatherboard homes. Eglinton in superior location and overall condition of the home.

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Suburb   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
34 Lincoln Rd ESSENDON 3040	\$1,400,000	27/04/2017
44 Walter St ASCOT VALE 3032	\$1,381,500	25/02/2017
13 Victory Pde ASCOT VALE 3032	\$1,370,000	27/05/2017